

Agenda Item: 3.e

Meeting Date: November 17, 2020

MEMORANDUM

To: City Commission

Date: 2020-11-12

From: Jorge Quintas, Public Works & Utilities Director/Engineer

Subject: STARRED ITEM: Hale Senior Center Moisture Remediation Project.

Presenter(s): Keith Fogarty, Public Services Division Director

Recommend: Staff recommends:
1. To place this item on the agenda
2. To award the emergency remediation work to Ally Restore + Construct, Oldsmar FL, in the amount of \$92,860.87.

Epic Goal(s): Goal #4 - Be the statewide model for environmental sustainability stewardship.

Boards & Committees: N / A

Budget Impact: Funding for this project was originally budgeted in the FY20 Recreation Operating Budget Account #001-4254-572-4610, in the amount \$50,000. However, this budget was not inclusive of the underlying and increasing moisture issues revealed in the subsequently commissioned Indoor Environmental Technologies (IET) report, dated August 15, 2020. As a result, the total costs for the Hale Senior Center Moisture Remediation Project are now \$92,860.87. A budget adjustment in the amount of \$42,860.87 is required in order to fully fund the proposed remediation work, and will be brought before the Commission for consideration at a future date.

Past Action: None

Next Action: None

Attachments:

[A. City of Dunedin - Hale Senior Center Ballroom - MRP Report.pdf](#), [B. City of Dunedin - Hale Senior Center Ballroom - Remediation Basic Scope of Work Proposal.PDF](#), [C. City of Dunedin - Hale Senior Center Ballroom - Final Reconstruction Basic Scope of Work.pdf](#), [D. Hale Center Moisture Remediation Project BA-BT Form.pdf](#),

Background:

Funding was originally allocated in FY20 for the removal of wallpaper and repainting of areas at the Dr. William E. Hale Center, in the amount of \$50,000. Upon further examination it was revealed that excessive moisture issues had compromised a much greater area than the original project scope. An environmental consultant firm was brought in for testing of several areas of the foyer and ballroom. Test results confirmed the possible presence of mildew / mold around and behind existing wallpaper surface, with recommendations that standard removal practices should not be utilized in this situation. The firm, Indoor Environmental Technologies (IET) of Clearwater FL, conducted the aforementioned testing and has provided the required protocols for the remediation of the affected areas.

The firm of Ally Restore + Construct of Oldsmar, FL has been selected to complete the remediation and restoration portion of the project. Two (2) separate quotes were submitted by Ally Restore + Construct, totaling \$92,860.87. The first quote of \$48,179.55 outlines the removal, remediation, and decontamination process which will be verified by the testing firm of (IET). The second quote of \$44,681.32 includes the required restoration work once inspection and testing confirms that all moisture / mold issues have been addressed. Three (3) quotes in total were received, however, the other quotes were not considered to be responsive on the basis those other companies would not commit to restoration, or did not follow quality control standards required to mitigate future mold spore spread within the facility.

Section 3 Item II.3.D of the Purchasing Policy details exceptions to the sealed bid process; such as situations which create a threat to public health, welfare, or safety, such as may arise due to several reasons, including the disruption of essential services, as may be declared by the City Manager or her designee. Given the specialty work required and the high demand for these particular services during the COVID-19 pandemic, the health related concerns this remediation work is intended to address, staff hereby recommends a waiver of the standard sealed bid process in order to proceed with this award as soon as possible.

The aforementioned future Budget Adjustment will allocate funding in account #001-4254-572-054610 for this project as follows:

- 001-4254-572-054610, Hale Center Wallpaper Removal - \$50,000;
- 001-4253-572-054610, project #641802, MLK Roof Replacement - \$40,000 (of the \$60,000 budgeted); and
- 001-4258-572-054710 Registration Printing and Binding - \$2,861 (of the \$23,000 budgeted).

Therefore, staff hereby recommends and requests award of the Hale Senior

Center Moisture Remediation Project to Ally Restore + Construct of Oldsmar
FL, in the amount of \$92,860.87, as detailed herein.